

# Report to Council



**Date:** April 20, 2026  
**To:** Council  
**From:** City Manager  
**Subject:** Business Improvement area - Downtown Kelowna Association - 2026 Budget  
**Department:** Financial Services

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## **Recommendation:**

THAT Council approves the Downtown Kelowna Association 2026 Budget as attached to the report of the Revenue Supervisor dated April 20, 2026.

AND THAT Council approves the 2026 levy of \$1,390,040 on Class 5 and Class 6 properties located within the boundaries of the Kelowna Downtown Business Improvement Area.

## **Purpose:**

To authorize the 2026 levy on Class 5 light industry and Class 6 business/other properties located within the Kelowna Downtown Business Improvement Area.

## **Background:**

On October 16, 2023, the Council approved the Kelowna Downtown Business Improvement Area Bylaw No. 12575. Bylaw No. 12575 established the local area (Schedule A) for the purpose of annually funding the activity of the Downtown Kelowna Association for a period of 5 years, 2024 to 2028. In the bylaw, Council approved the Downtown Kelowna Association's 2026 budget request of \$1,390,040 in order for the City to tax the affected properties within the improvement area boundary.

## **Discussion:**

Attached is a copy of the Downtown Kelowna Business Association's 2026 Budget, which includes the 2026 levy of \$1,390,040 (Schedule B), the 2025 draft Financial Statements as reviewed by KPMG LLP Chartered Professional Accountants (Schedule C), and a list of the Board of Directors for 2025-2027 (Schedule D).

City of Kelowna staff have not participated in or assisted the Downtown Kelowna Association in preparation of their annual budget.

A representative from the Downtown Kelowna Association will be present at the Council meeting to answer any questions.

**Conclusion:**

It is recommended that Council approve the 2026 budget of \$1,390,040 as set out in Schedule B to be levied on the Class 5 and 6 properties included in Schedule A.

**Considerations applicable to this report:**

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Kelowna Downtown Business Improvement Area Bylaw No. 12575

***Legal/Statutory Procedural Requirements:***

Council may, by bylaw, impose a parcel tax in accordance with Division 4 Section 200 of the Community Charter to provide all or part of the funding for a service.

**Considerations not applicable to this report:**

Existing Policy

Financial/Budgetary Considerations

Consultation and Engagement

**Submitted by:** D Bartsch, Revenue Supervisor, Financial Services

**Approved for inclusion:** M. Warrender, Deputy Chief Financial Officer, Financial Services

**Attachments:**

Schedule A – Kelowna Downtown Business Improvement Area Map

Schedule B – Downtown Kelowna Association 2026 Budget

Schedule C – Downtown Kelowna Association 2025 Financial Statements

Schedule D – List of Board of Directors